

Clifton 07013

ZIP code · NJ · New Jersey > Passaic County > Clifton

BALANCED MARKET

\$643K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

267

SALES (12 MO)

\$616K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



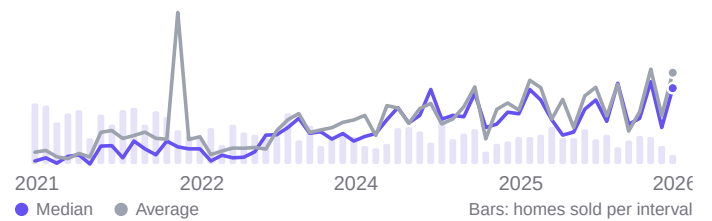
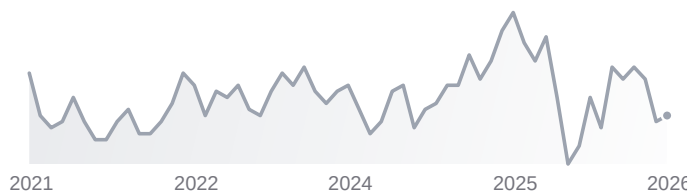
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$679K · Average \$730K

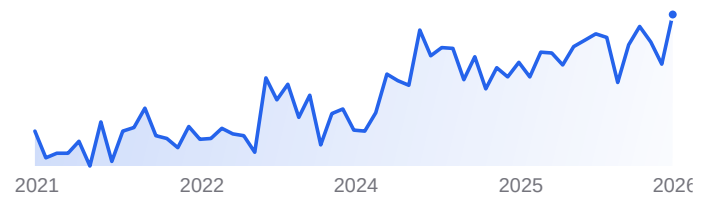
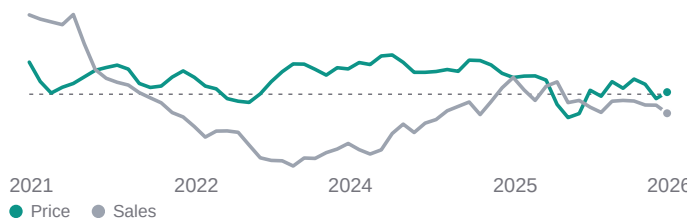


Growth (year over year)

Price +1.0% · Sales -9.2%

Price per square foot

\$433/ft²

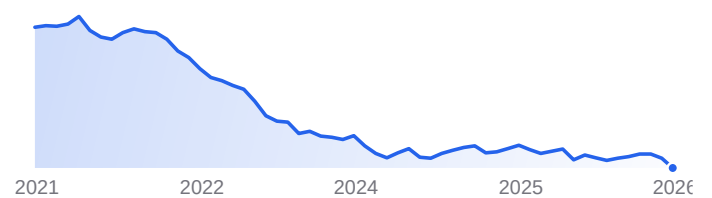
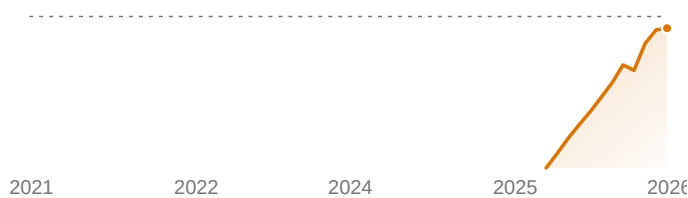


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

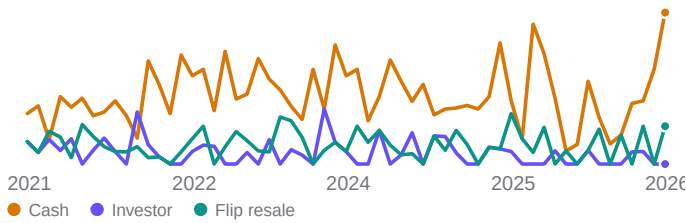
3.0%



BUYERS & OUTCOMES

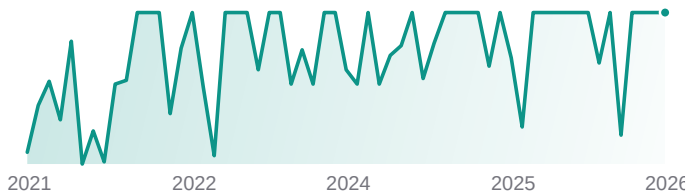
Buyer mix

Cash 50% · Investor 0% · Flip resale 13%



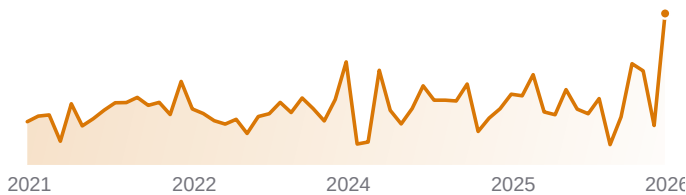
Sellers who sold at a gain

100%

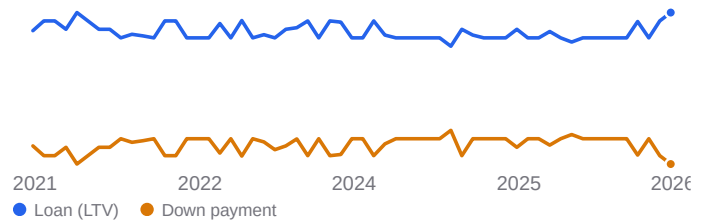


Median annualized return at resale

+11.9%

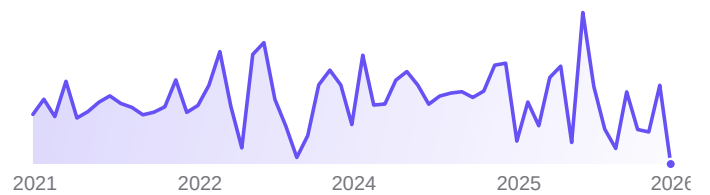


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



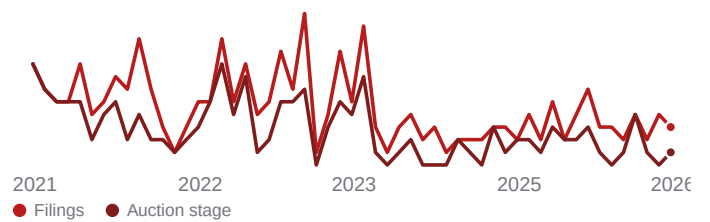
Typical hold before selling

1.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	8,951
Median value (AVM)	\$616K
Median size	1,574 ft²
Median bedrooms	3
Median year built	1953
Single family	97%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.5%
Owner occupied	72%
Company owned	9.5%
Median loan-to-value	47%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	30,084
Density	6,568 / mi²
Median household income	\$114K
Average household income	\$146K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	120
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	4.6%
Unemployment	1.7%
Average temp	52°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.